

Board of Supervisors' Meeting

Monday, July 6, 2011

at 7:30 P.M.

OFFICIALS PRESENT:

Garry Paul, Chair

Deborah Love, Vice Chair

George Thorpe, Supervisor

Joe Barakat, Township Manager

Richard Jensen, Building Inspector & Zoning Officer

Hugh Donaghue, Township Solicitor

Joe Mastronardo, Pennoni Engineering

Karen Eckard, Township Secretary

Call to Order:

Supervisor Paul called the Meeting to order at 7:38. Mr. Thorpe reviewed the location of emergency exits for attendees.

State Police Report: There was no trooper present to give their Monthly report. Manager Barakat reported that a News Release had been issued by the Pennsylvania State Police warning about thefts from vehicles many of which happened in the driveways of residences.

Approval of the Minutes of June Meeting:

Upon motion & second (Love/Thorpe) unanimously approved the minutes of June 1, 2011 as submitted.

Supervisors' Report:

Supervisor Paul said the Board had no additional meetings during the month of June.

Manager's Report:.

Manager Barakat reported he submitted a written report, and had two items that require action tonight. Barakat said the Municipal Coop received bids for the highway materials, but there were problems with the lowest bidder's package, and the next bidder was nearly 50% more. Barakat recommended that the Board reject all bids submitted at the opening June 2, 2011. The Coop readvertised the Road Program, and on June 30th, bids were again opened. Barakat said Long's Asphalt is the Low Bidder and requested the Board to accept this bid by motion as follows:

Motions:

1. Upon motion & second (Love/Thorpe) the Board rejected all bids received on June 2, 2011 by the Municipal Cooperative of Southern Chester County for the 2011 Road Program as not being in the best interest of the residents.
2. Upon motion & second (Thorpe/Love) the Board accepted the low bid from Long's Asphalt bid for a total price of \$22,109.10 for asphalt to patch on Oakland Road, resurfacing a portion of Station Way, and patching a portion of Heyburn Road.
3. Upon motion & second (Thorpe/Love) the Board approved the Line Striping Contract of PSx of Kennett Square for a total price of \$11,370.88; included in this amount is \$5,138.00 for work at Applied Card which will be billed back to Applied Card Services.

Manager Barakat reported that the State's "Piggy-Back" Rock Salt program has provided their 2011/12 contract pricing. The price for the year's contract is \$56.35 per ton, an 8.6% reduction from the price we paid in December, 2010.

Treasurer's Report:

The Treasurer reported the following fund balances for the month of June:

Deposits for the Month of June:	\$69,627.60
Disbursements, if approved tonight total:	\$79,124.27
Cash Balance for all Accounts after Disbursements:	\$2,397,231.76

Motion:

Supervisor Paul requested a motion to approve the bills:

Upon motion & second (Thorpe/Love) the Board unanimously approved the bills in the amount of \$79,124.27.

Thorpe asked about several outstanding customer accounts that were beyond 90 days old. Manager Barakat said he would follow up.

Mr. Jensen said he had two HARB certificates that need to be approved and signed, and also said a few enforcement notices have been sent out on various properties in the Township.

Motions:

Upon motion & second (Paul/Love) unanimously approved A Certificate of Appropriateness for the roof replacement project located at 1509 Baltimore Pike. Samples of the roofing material had been provided by the applicant.

Upon motion & second (Paul/Love) unanimously approved A Certificate of Appropriateness for a screening to camouflage a new HVAC chiller located on the east side of the Brandywine River Hotel at 1609 Baltimore Pike.

Engineer's Report:

Joe Mastronardo said he has submitted his monthly report, and he requested the Board to approve an escrow release (#1) submitted by Brandywine Coach Works in the amount of \$142,594.

Motion

Upon motion & second (Paul/Love) the Board unanimously approved escrow release #1 in the amount of \$142,594, in connection with improvements at Brandywine Coach Works located at 1209 Baltimore Pike. This release was adjusted to maintain securities for as-built plans in the amount of \$24,159.40.

Old Business: No old business

New Business:

Manager Barakat said Keith Klaver has resigned his position on the CFTSA, and the Sewer Authority Committee has recommended Dennis Henry as candidate to replace Mr. Klaver. Mr. Henry has 30 + years experience as an engineer. The Board agreed and Supervisor Paul made the following motion:

Motion

Upon motion & second (Thorpe/Love) the Board unanimously appointed Dennis Henry to serve on the Chadds Ford Sewer Authority Committee to complete Keith Klaver's unexpired term till December 31, 2013.

Brueggeman Chemical Company / Montchanin Design Group, Inc:

Jim Fritsch, P.E. of Regester Associates and Michael Looney of Montchanin Design Group were present to request final plan approval of a two story office building on 4.035 acres and is zoned "B" were present to request final plan approval of a two story office building that sits on 4.035 acres and is zoned "B" Business, located at 1361 Baltimore Pike. The building will be used by Brueggeman Chemical Company. Mr. Fritsch said the applicant has reviewed the proposed resolution and is in agreement with the resolution 'as is' and would like the Township to move forward with Final Plan approval. The Board agreed and Supervisor Paul made a motion to pass the Resolution as follows:

Motion & Resolution:

Supervisor Paul asked the Board for a motion to grant final Plan approval as follows:

Upon motion & second (Thorpe/Love) the Board unanimously moved to accept Resolution #2011-14 which grants final plan approval to Brueggeman Chemical Company plan, as prepared by Regester Associates, dated 6-20-11, Revision #3.

Metro PCS – Reaffirmation:

Manager Barakat said that the Metro PCS (located at 1830 Creek Road) plan which was approved in December 2010 will have to be reaffirmed by the Board. The County will not recognize it as approved plan since 90 days have passed since it was originally approved and signed by the Board.

Supervisor Paul made the following motion:

Upon motion & second (Thorpe/Love) the Board unanimously agreed to reaffirm the Metro PCS final approval of the plan located at 1830 Creek Road as originally agreed in Resolution #2010-31.

Township Property – 10 Station Way:

Supervisor Paul said the Township is interested in selling the former Township building located at 10 Station Way Road. Donaghue reviewed the requirements of selling the township's property located at 10 Station Way. Supervisor Paul said the Township property appraised for \$120,000. The Township is interested in maintaining the historic nature of the property, and therefore will be recommending a façade easement on the building. Solicitor Donaghue also commented that the building would be sold "as is," but would include the new façade easement. Supervisor Paul said the Township should move forward with this project. The Board agreed and the following motion was made:

Motion

Upon motion & second (Thorpe/Love) the Board agreed to advertise the Sale of the former Municipal Building located at 10 Station Way, Chadds Ford, PA until 11:00 a.m. on Thursday, July 21, 2011, the Bid opening will be on July 21, 2011 at 11:05 a.m., and a Special Meeting of the Board will be held on Friday, July 22, 2011 at 9:30 a.m. to make a determination, if any, of the Bid that will be accepted.

Additional Business:

Mr. Jensen reported the ZHB had a hearing this month, and approved the application of Station Management Consultant's, 1700 Wilmington Pike, the old Sunoco gas station. He also reported that fires were reported this weekend on Ringfield Road, and the State Police are investigating the incident.

Mr. Jensen said Family Landscape now has 60 days, and he is waiting for the diagram of the fence. The 60 day time clock will start when the building permit is issued. Jensen also said that the Township's fee schedule needs to be updated to include a fence permit fee.

Research Depositories:*Motion*

Upon motion & second (Thorpe/Love) the Board authorized Manager Barakat to research additional banks for better investment rates for Township funds.

Adjournment:

Upon motion & second (Love/Thorpe) moved to adjourn the meeting at 8:17 p.m.

Respectfully submitted,

Karen J. Eckard
Township Secretary